

RECTIFICATION WORKS TO VEHICLE IMPACT DAMAGED AWNING AT 3/361 HUME HIGHWAY, BANKSTOWN NSW 2200

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GENERAL NOTES

- ALL CONSTRUCTION, WORKS & MATERIALS ARE TO CONFORM TO THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS, LOCAL GOVERNMENT BY LAWS, STATUTORY REQUIREMENTS, MANUFACTURER'S RECOMMENDATIONS & INCLUSIVE OF ANY AMENDMENTS & ATTACHMENTS PUBLISHED AFTER THE RELEVANT DATES OF PROCLAMATION OR RELEASE AS MAY BE THE CASE.
- **CONTRACTOR TO CONFIRM ALL REQUIRED SETBACKS, ALL LOCATIONS OF EXISTING SERVICES, ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORKS.**
- DO NOT SCALE OFF COPIED DRAWINGS. WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE. **ALL DIMENSIONS AND LEVELS MUST BE CHECKED BY BUILDER PRIOR TO THE COMMENCEMENT OF WORKS.**
- SHOULD SITE CONDITIONS DIFFER FROM THOSE INDICATED, SEEK INSTRUCTIONS FROM *STRUCTABILITY* PRIOR TO COMMENCEMENT OF WORKS.
- PROVIDE EROSION & SEDIMENT CONTROL STRUCTURES & MAINTAIN IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
- GOODS OR MATERIALS ON SITE, INCLUDING THEIR SAFE STORAGE & PROTECTION FROM WEATHER ARE THE RESPONSIBILITY OF THE BUILDER UNTIL HANDOVER.
- ALL TRADE WASTE ASSOCIATED WITH THE REPAIR WORKS IS TO BE REMOVED FROM SITE AND DISPOSED OF AS PER LOCAL GOVERNMENT WASTE MANAGEMENT POLICIES.
- ALL TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH A.S. 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.
- REFER TO *STRUCTABILITY* ENGINEERS DRAWINGS FOR ALL STRUCTURAL DETAILS, MEMBER SIZES & TREATMENTS. READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS & SPECIFICATIONS.
- ALL WET AREAS TO COMPLY WITH AS 3740-2021
- IN BUSHFIRE ZONES, BUILDING DESIGN TO BE TO BAL STANDARDS IN ACCORDANCE WITH AS3959-2018. SITE TO BE SUBJECT TO BUSHFIRE ASSESSMENT PRIOR TO CONSTRUCTION.
- **IN ASBESTOS AFFECTED SITES**, ASBESTOS TO BE REMOVED IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS & PRACTICES & LOCAL BY LAWS.
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH *STRUCTABILITY*'S SCOPE OF WORKS.
- ALLOW TO KEEP THE SITE CLEAN AND TIDY WITH RUBBISH REMOVED REGULARLY. AT THE COMPLETION OF THE JOB THE WORKS WILL BE CLEANED THOROUGHLY TO THE SATISFACTION OF THE CONTRACT SUPERINTENDENT.

DEMOLITION NOTES

- ALL DEMOLITION WORKS ARE TO BE CARRIED OUT BY AN APPROPRIATELY QUALIFIED PERSONS COMPLYING WITH ALL LOCAL GOVERNMENT & WH&S REGULATIONS. ENSURE AN EFFECTIVE WORK METHOD SAFETY PLAN IS DRAFTED PRIOR TO COMMENCEMENT OF DEMOLITION PHASE.
- ENSURE ALL ELECTRICAL POWER, WATER SUPPLY, GAS SUPPLY & SANITARY DRAINAGE IS APPROPRIATELY DISCONNECTED & CAPPED/SEALED TO PREVENT DAMAGE OR SAFETY RISK.
- REMOVE ALL DEBRIS & DISPOSE OF IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. NO DEBRIS IS TO BE BURIED ON SITE.

SCAFFOLDING NOTES

- PROVIDE SCAFFOLDING AS REQUIRED TO COMPLY WITH WH& S REGULATIONS.
- ALLOW TO PROVIDE FOOTPATH AND/OR ROAD LANE CLOSURES WITH LOCAL AUTHORITY APPROVED TRAFFIC CONTROL PERMITS AND PROCEDURES IN PLACE.
- PROVIDE SAFE WORK METHOD STATEMENT FOR ALL HAZARDOUS WORKS.
- ENSURE SAFE ACCESS FOR BOTH THE PUBLIC AND THE BUILDING OCCUPANTS WITHIN AND AROUND THE BUILDING THROUGHOUT THE DURATION OF THE CONTRACTED WORKS.

SCAFFOLDING NOTES (CONT)

- ENSURE APPROPRIATE FALL PREVENTION AND BARRIERS FOR PROTECTION AGAINST FALLING DEBRIS ARE INSTALLED FOR THE PROTECTION OF ALL WORKERS, OCCUPANTS.

REMEDICATION OF SMOKE DAMAGE

- SMOKE DAMAGE TO BRICKWORK/ MASONRY SHALL BE CARRIED OUT BY SPECIALIST RESTORATION COMPANIES. SCOPE OF WORKS AND A CERTIFICATE FOR CORRECT APPLICATION TREATMENT IS TO BE PROVIDED.
- THE TREATMENT OF ALL OTHER SMOKE AFFECTED AREAS/ FINISHES THAT ARE TO REMAIN SHALL BE CARRIED OUT BY SPECIALIST RESTORATION COMPANIES. THE TREATMENT MAY INCLUDE WIRE BRUSHING & VACUUMING OF CARBON SPOT DEPOSITS FOLLOWED BY APPLYING BLEED SEAL, OZONE &/OR FOGGING AS APPLICABLE. ALL TIMBER TO BE DEODERISED & ENCAPSULATED.
- ALL EXPOSED STRUCTURAL STEEL TO BE CLEANED WITH WIRE BRUSHING, FOLLOWED BY TWO COATS OF ZINC PHOSPHATE PRIMER EQUIVALENT TO DULUX LUXAPRIME APPLIED BY HAND USING BRUSHES TO ACHIEVE A TOTAL DRY FILM THICKNESS OF 90 MICRONS.
- A CERTIFICATE FOR CORRECT APPLICATION TREATMENT IS TO BE PROVIDED AT THE COMPLETION OF THE PROJECT.





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AMENDMENTS					
REV	DATE	DESCRIPTION	BY	CHK	
B1	23.07.2026	ISSUED FOR EMERGENCY ORDER	SG	DM	
B2	31.07.2026	REVISED AND RE-ISSUED	SG	DM	
B3	10.09.2026	ISSUED FOR DEVELOPMENT APPLICATION	SG	DM	



ENGINEERS
AUSTRALIA

CHARTERED

DRAWING

PROJECT INFO

GENERAL NOTES - SHEET 1

RECTIFICATION WORKS TO VEHICLE IMPACT DAMAGED AWNING AT 3/361 HUME HIGHWAY, BANKSTOWN NSW 2200
BUILT BY HAUS #BBH2839

DEVELOPMENT APPLICATION			
SCALE:		DATE: JUL. 2026	
DRAWN: SG		CHECKED: DM	
APPROVED: DM		SHEET: A3	
PROJECT No:	DWG No:	REV:	
202607-7400	A001	B3	

01 5. 10. 15. 20. 25. 30. 35. 40. 45. 50. 55. 60. 65. 70. 75. 80. 85. 90. 95. 100. 105. 110. 115. 120. 125. 130. 135. 140. 145. 150. 155. 160. 165. 170. 175. 180. 185. 190. 195. 200. 205. 210. 215. 220. 225. 230. 235. 240. 245. 250. 255. 260. 265. 270. 271

ROOFING NOTES

- ROOF SHEETING FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
- DOWNPIPES TO MANUFACTURER'S SPECIFICATIONS & IN ACCORDANCE WITH NCC 2022 VOL2 H2D6. LOCATIONS SHOWN APPROXIMATELY, BUILDER TO CONFIRM LOCATIONS ON SITE. ALLOW TO CONNECT TO LEGAL POINT OF DISCHARGE.

ROOF FRAMEWORK NOTES

- ENTIRE ROOF TO BE TRUSS CONSTRUCTION UNLESS INDICATED OTHERWISE ON FLOOR/ FRAMING PLAN.
- TRUSSES TO BE ENGINEER DESIGNED AND FIXED & BRACED AS PER THE MANUFACTURER'S REQUIREMENTS.
- THE TRUSS MANUFACTURER SHALL PROVIDE ALL NECESSARY DOCUMENTATION & CERTIFICATION AS REQUIRED FOR THE CONSTRUCTION/ ERECTION OF THE ROOF FRAMING AND THE APPROVAL BY COUNCIL/ PRIVATE CERTIFIER.
- WHERE TRUNCATED & GIRDER TRUSSES OCCUR THE TRUSS MANUFACTURER IS TO CHECK THE ADEQUACY OF LINTELS SUPPORTING THEM AND THE TIE-DOWN REQUIREMENTS.
- TRUSS MANUFACTURER MUST NOTIFY BUILDER OF ANY CHANGES TO LINTEL OR TIE-DOWN DESIGN AT TRUSS DESIGN STAGE.
- TRUSS MANUFACTURER TO NOMINATE THE NUMBER OF STUDS REQUIRED UNDER TRUNCATED & GIRDER TRUSSES.
- PINE TOP PLATES UNDER TRUNCATED & GIRDER TRUSSES TO HAVE THE RIBBON PLATE REPLACED WITH F17 KDH PLATE OF SAME SIZE. KDH PLATE IS TO SPAN MINIMUM OF 3 STUDS & CENTRALLY LOCATED UNDER TRUSS.
- ROOFING MATERIAL TO BE FIXED TO MANUFACTURER'S SPECIFICATIONS FOR TERRAIN CATEGORY, PROFILE & FINISH AS PER CONTRACT.

FIRE/ FLOOD DAMAGED BUILDING RECONSTRUCTION NOTES

- FOR ALL RECONSTRUCTION PROJECTS DUE TO FIRE/ FLOOD EVENTS, PLANS ARE BASED UPON 'AS WAS' DESIGN EXCLUDING ALTERATIONS AS NECESSARY TO COMPLY WITH CURRENT BUILDING CODES.
- ANY SLAB RETENTION TO BE SUBJECT TO INVESTIGATION BY *STRUCTABILITY* ENGINEER AFTER DEMOLITION WORKS HAVE BEEN COMPLETED.

BRICKWORK NOTES

- 110mm BRICKWORK ATTACHED TO FRAME WITH APPROVED TIES SPACED HORIZONTALLY AND VERTICALLY TO A.S. 3700. FLASHING/ DAMP COURSE TO BE PLACED BELOW FLOOR SLAB LEVEL PERIMETER OF BUILDING. WEEP HOLES TO BE PLACED EVERY 900mm CENTERS HORIZONTALLY AT DAMP COURSE LEVEL AND AT OTHER LEVELS WHERE THERE IS HORIZONTALLY FLASHINGS.

BRICKWORK NOTES (CONT)

- ALL BRICKWORK, BRICK TIES & MORTAR IS TO CONFORM TO A.S. 3700.
- ALL WINDOWS & DOORS IN BRICKWORK TO HAVE FLASHING & BRICK SILLS.

TERMITE CONTROL

- TERMITE CONTROL TO BE IN ACCORDANCE WITH A.S. 3660.1-2014 / N.C.C VOL2 & ABCB HOUSING PROVISIONS STANDARD 3.4.1 - TERMITE RISK MANAGEMENT
- TERMITE SYSTEM TO BE INSPECTED & MAINTAINED AS ADVISED BY INSTALLERS, MANUFACTURER OR EVERY 12 MONTHS WHICHEVER IS THE LESSER. INSPECTIONS TO BE CARRIED OUT BY COMPETENT PERSONS.
- BUILDER TO DISCUSS & ADVISE OWNER/ CLIENT ON METHOD OF TERMITE CONTROL TO ENSURE UNDERSTANDING OF OWNER OBLIGATIONS.
- CONCRETE SLAB AND FOUNDATIONS ARE TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH A.S. 2870.

DOORS/ WINDOWS NOTES

- ALLOW TO SITE MEASURE ALL PRIOR TO ORDERING. (EXISTING WINDOW SIZES NOTED IN FIRE/ FLOOD EVENT REBUILDS EXCEPT FOR WHERE CLIENT REQUESTED CHANGES.)
- ALL GLAZING TO CONFORM TO:
 - N.C.C. 2022 VOL1 J2D2 APPLICATION FOR SECTION J.
 - AUSTRALIAN STANDARDS: AS1288 & AS2047.
 - WIND SPEED CATEGORY NOTED ON SITE PLAN.
 - BUSHFIRE ATTACK LEVEL STANDARDS AS3959.
- ALL HINGED DOORS (INCLUDING FRONT DOOR) TO BE AS NOMINATED IN SCHEDULE.
- WC DOORS OPENING INWARDS TO BE FITTED WITH LIFT OFF HINGES TO ALLOW THE DOOR TO BE REMOVED WHEN IN A CLOSED POSITION.

LININGS NOTES

- INTERNAL LININGS, CORNICES TO BE AS PER *STRUCTABILITY* SCHEDULE OF WORKS, UNLESS NOTED OTHERWISE.
- 10mm GAP TO BE LEFT BETWEEN FLOOR & SHEETING.
- FIXING, CONTRACTION JOINT LOCATIONS & LEVEL OF FINISH IS TO BE AS PER A.S./N.Z. 2589-2007 OR MANUFACTURER'S SPECIFICATION.
- WET AREA LININGS TO BE VILLABOARD OR SIMILAR APPROVED WATER RESISTANT GRADED LININGS, UNLESS NOTED OTHERWISE.
- METAL OR TIMBER CEILING BATTENS AT MAX. 600mm CENTERS THROUGHOUT, UNLESS NOTED OTHERWISE.

JOINERY NOTES

- ALL ALUMINIUM FRAMED JOINERY TO BE POWDERCOATED & TO CONFORM WITH A.S. 2047 & A.S. 1288
- NO LOADS TO BEAR ON FRAMES.
- KEEP ALL FRAMES & GLAZING CLEAR OF CONCRETE, MORTAR & SOLVENTS.

ELECTRICAL NOTES

- 80% OF FIXED LIGHTING TO BE ENERGY EFFICIENT (27 LUMENS/WATT MIN. EXCLUDING WET AREA HEAT LAMPS).
- INSTALL SMOKE DETECTORS, COMPLIANT WITH N.C.C 2022 VOL2 / ABCB HOUSING PROVISIONS STANDARD 9.5 - SMOKE ALARMS AND EVACUATION LIGHTING & AS1670.1
- IN FIRE/ FLOOD EVENT DAMAGED PROJECTS, LOCATION OF LIGHTS/ GPO'S & SWITCHES GENERALLY SHOWN INDICATIVELY DUE TO DAMAGE RESTRICTING ACCURACY. OWNER TO REVIEW & APPROVE PRIOR TO INSTALLATION.
- READ IN CONJUNCTION WITH *STRUCTABILITY* S.O.W.
- LOCATION OF METER BOX TO BE NOMINATED BY BUILDER.

ENERGY EFFICIENCY NOTES

- ALL BUILDING DESIGN IS IN ACCORDANCE WITH CURRENT N.C.C 2022 VOL2 / ABCB HOUSING PROVISIONS STANDARD H6F1 - ENERGY EFFICIENCY PERFORMANCE REQUIREMENT.

HOT WATER SERVICE

- HOT WATER SUPPLY SYSTEM TO COMPLY WITH SECTION 8 OF AS/NZS 3500.4





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GENERAL NOTES - SHEET 2
RECTIFICATION WORKS TO VEHICLE IMPACT DAMAGED
AWNING AT 3/361 HUME HIGHWAY, BANKSTOWN NSW 2200
BUILT BY HAUS #BBH2839

DEVELOPMENT APPLICATION			
SCALE:		DATE: JUL. 2026	
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APPROVED:	DM	SHEET:	A3
PROJECT No:	202607-7400	DWG No:	A002
		REV:	B3

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277
250
200
150
100
75
50
25

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS
DURING CONSTRUCTION
WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METERS. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METERS IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METERS IS A POSSIBILITY.
DURING OPERATION OR MAINTENANCE
FOR HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE:
CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS OR TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.
FOR BUILDINGS WHERE SCAFFOLD, LADDERS, TRESTLES ARE NOT APPROPRIATE:
CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.
b) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES Specified
IF FINISHES HAVE BEEN SPECIFIED BY DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH WET SHOES/FEET. ANY CHANGES TO THE SPECIFIED FINISH SHOULD BE MADE IN CONSULTATION WITH THE DESIGNER OR, IF THIS IS NOT PRACTICAL, SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN.
FLOOR FINISHES By Owner
IF DESIGNER HAS NOT NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN TRAFFICABLE AREAS OF THIS BUILDING. SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS HB 197:1999 AND AS/NZ 4586:2004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
DUE TO DESIGN RESTRICTIONS FOR THIS BUILDING, STEPS AND/OR RAMPS ARE INCLUDED IN THE BUILDING WHICH MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED. STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNING DURING CONSTRUCTION, MAINTENANCE, DEMOLITION AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE. BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND IN PARTICULAR ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SO THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE THE RISK OF TRIPS AND FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THIS BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS ONE OR MORE OF THE FOLLOWING

2. FALLING OBJECTS CONT.

MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING FROM THE AREA WHERE THE WORK IS BEING CARRIED OUT ONTO PERSONS BELOW:
1. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT.
2. PROVIDE TOEBOARDS TO SCAFFOLDING OR WORK PLATFORMS.
3. PROVIDE PROTECTIVE STRUCTURE BELOW THE WORK AREA.
4. ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT (PPE).
BUILDING COMPONENTS
DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THIS BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE WHICH MAY INJURE PERSONS IN THE AREA IS A POSSIBILITY. MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

3. TRAFFIC MANAGEMENT

FOR BUILDING ON A MAJOR ROAD, NARROW ROAD OR STEEPLY SLOPING ROAD: PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THIS ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THIS BUILDING DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR THE SUPERVISION OF THESE AREAS. FOR BUILDING WHERE ON-SITE LOADING/UNLOADING IS RESTRICTED: CONSTRUCTION OF THIS BUILDING WILL REQUIRE LOADING AND UNLOADING OF MATERIALS ON THE ROADWAY. DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/UNLOADING AREAS. FOR ALL BUILDINGS: BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHERE DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE

4. SERVICES

GENERAL
RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES ARE LOCATED ON OR AROUND THIS SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE PLANS BUT THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG), APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED. LOCATIONS WITH UNDERGROUND POWER: UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THIS SITE. ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION COMMENCING. LOCATIONS WITH OVERHEAD POWER LINES: OVERHEAD POWER LINES MAY BE NEAR OR ON THIS SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL ADEQUATE WARNING IN THE FORM OF BRIGHT COLOURED TAPE OR SIGNAGE SHOULD BE USED OR A PROTECTIVE BARRIER PROVIDED.

5. MANUAL TASKS

COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS.

5. MANUAL TASKS CONT.

ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY WHICH MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR. CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THIS BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND NOT USED WHERE FAULTY OR (IN THE CASE OF ELECTRICAL EQUIPMENT) NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG. ALL SAFETY GUARDS OR DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

6. HAZARDOUS SUBSTANCES

ASBESTOS
FOR ALTERATIONS TO A BUILDING CONSTRUCTED PRIOR TO 1990: IF THIS EXISTING BUILDING WAS CONSTRUCTED PRIOR TO: 1990 - IT THEREFORE MAY CONTAIN ASBESTOS 1986 - IT THEREFORE IS LIKELY TO CONTAIN ASBESTOS
EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD CHECK AND, IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.
POWDERED MATERIALS
MANY MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.
TREATED TIMBER
THE DESIGN OF THIS BUILDING MAY INCLUDE PROVISION FOR THE INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.
VOLATILE ORGANIC COMPOUNDS
MANY TYPES OF GLUE, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.
SYNTHETIC MINERAL FIBRE
FIBREGLASS, ROCKWOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR SOUND INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED OR IF IT COMES IN CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OR THE BODY. PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.
TIMBER FLOORS
THIS BUILDING MAY CONTAIN TIMBER FLOORS WHICH HAVE AN APPLIED FINISH. AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

7. CONFINED SPACES

EXCAVATION
CONSTRUCTION OF THIS BUILDING AND SOME MAINTENANCE ON THE BUILDING WILL REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN EXCAVATIONS. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS WHICH DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.
ENCLOSED SPACES
FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: NCLOSED SPACES WITHIN THIS BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE PROVIDED.
SMALL SPACES
FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: SOME SMALL SPACES WITHIN THIS BUILDING WILL REQUIRE ACCESS BY CONSTRUCTION OR MAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES THEY SHOULD BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS. MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

8. PUBLIC ACCESS

PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS
THIS BUILDING HAS BEEN DESIGNED AS A RESIDENTIAL BUILDING. IF IT, AT A LATER DATE, IT IS USED OR INTENDED TO BE USED AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT SHOULD BE APPLIED TO THE NEW USE.

10. OTHER HIGH RISK ACTIVITY

ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZ 3012 AND ALL LICENSING REQUIREMENTS. ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE. ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK. DUE TO THE HISTORY OF SERIOUS INCIDENTS IT IS RECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT. ALL THE ABOVE APPLIES.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.



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AMENDMENTS					
REV	DATE	DESCRIPTION	BY	CHK	
B1	23.07.2026	ISSUED FOR EMERGENCY ORDER	SG	DM	
B2	31.07.2026	REVISED AND RE-ISSUED	SG	DM	
B3	10.09.2026	ISSUED FOR DEVELOPMENT APPLICATION	SG	DM	



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PROJECT INFO	DRAWING	SAFETY DESIGN NOTES	
		RECTIFICATION WORKS TO VEHICLE IMPACT DAMAGED AWNING AT 3/361 HUME HIGHWAY, BANKSTOWN NSW 2200	
		BUILT BY HAUS #BBH2839	

DEVELOPMENT APPLICATION			
SCALE:		DATE:	JUL. 2026
DRAWN:	SG	CHECKED:	DM
APPROVED:	DM	SHEET:	A3
PROJECT No:	202607-7400	DWG No:	A003
		REV:	B3

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NEW TIE ROD AND ITS ASSOCIATES AS PER
STRUCTURAL ENGINEER SPECIFICATION & DETAILS.
SHOW INDIDCATIVELY ONLY.

MEREDITH STREET

APPROXIMATE LOCATION OF **VEHICLE IMPACT**
DAMAGED AWNING SUBJECT TO APPROVALS &
RECTIFICATION WORKS. EXTENTS INDICATIVELY
SHOWN SHADED. (REFER TO FIRST FLOOR PLAN
DRAWING A102 FOR DETAILS)

HUME HIGHWAY

- ALL LOCATIONS OF BUILDINGS SHOWN INDICATIVELY ONLY. CONFIRM ON SITE.
- DO NOT SCALE OF COPIED DRAWINGS. WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE. **CONFIRM DIMENSIONS ON SITE PRIOR TO ORDERING OF MATERIALS.** DIMENSIONS ARE TO FACE OF FINISHED STUD/ MASONRY WALLS.
- ALL MEASUREMENTS & AREAS NOTED ARE APPROXIMATE. ALLOW TO SITE MEASURE ALL.
- BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.
- ALLOW TO PROTECT ALL WATER, DRAINAGE, GAS & ELECTRICAL MAINS SERVICES & ALLOW TO BLANK OFF WHERE REQUIRED & LEAVE READY FOR RECONNECTION.
- SEWER CONNECTION POINTS TO BE VERIFIED WITH LOCAL AUTHORITY PRIOR TO CONSTRUCTION.
- STORMWATER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH AS 3500.3.2.
- ALL DRAINAGE & PLUMBING WORKS MUST BE CARRIED OUT BY A LICENCED PLUMBER/ DRAINER & STRICTLY IN ACCORDANCE WITH "THE STANDARD SEWERAGE BY-LAWS."
- PROVIDE ADEQUATE MEASURES TO CONTROL EROSION & SILT RUNOFF IN ACCORDANCE WITH THE ENVIRONMENT PROTECTION POLICIES OF THE RELEVANT LOCAL AUTHORITIES.

NOTE: THIS SET OF DOCUMENTS IS TO BE READ IN CONJUNCTION WITH CONTRACTOR SCOPE OF WORKS.

NOTE: ANY CHANGES FROM THE EXISTING BUILDING MATERIALS MUST BE APPROVED IN WRITING BY THE INSURED PRIOR TO COMMENCEMENT OF THE RECONSTRUCTION OF THIS BUILDING.

NOTE: ALL MATERIALS UTILISED IN THE WORKS ARE TO BE NEW, EQUAL IN QUALITY, COMPATIBLE WITH THE EXISTING AND CURRENTLY COMMERCIALY AVAILABLE. WASTAGE FACTORS ARE TO BE ALLOWED WITHIN THE TENDER ASSOCIATED WITH CUTTING, BREAKAGE, FITTING AND INSTALLATION.

RP:	LOT 5 DP 9522
LOCAL AUTHORITY:	CANTERBURY-BANKSTOWN COUNCIL
LAND ZONING:	R4 - HIGH DENSITY RESIDENTIAL
BUSHFIRE:	N/A
HERITAGE:	SHOP SIGNIFICANCE: LOCAL
FLOOD:	N/A
LAND AREA:	363.5m ² BY CALC. 360.4m ² BY DP

SITE PLAN

SCALE 1:200



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AMENDMENTS

REV	DATE	DESCRIPTION	BY	CHK
B1	23.07.2026	ISSUED FOR EMERGENCY ORDER	SG	DM
B2	31.07.2026	REVISED AND RE-ISSUED	SG	DM
B3	10.09.2026	ISSUED FOR DEVELOPMENT APPLICATION	SG	DM



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AUSTRALIA
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PROJECT INFO:	DRAWING:
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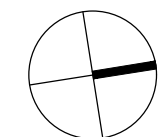
SITE PLAN

PROJECT INFO:
RECTIFICATION WORKS TO VEHICLE IMPACT DAMAGED
AWNING AT 3/361 HUME HIGHWAY, BANKSTOWN NSW 2200
BUILT BY HAUS #BBH2839



DEVELOPMENT APPLICATION

SCALE: AS NOTED			DATE: JUL. 2026		
DRAWN: SG			CHECKED: DM		
APPROVED: DM			SHEET: A3		
PROJECT No: 202607-7400		DWG No: A004		REV: B3	



SCALE BAR 1:200

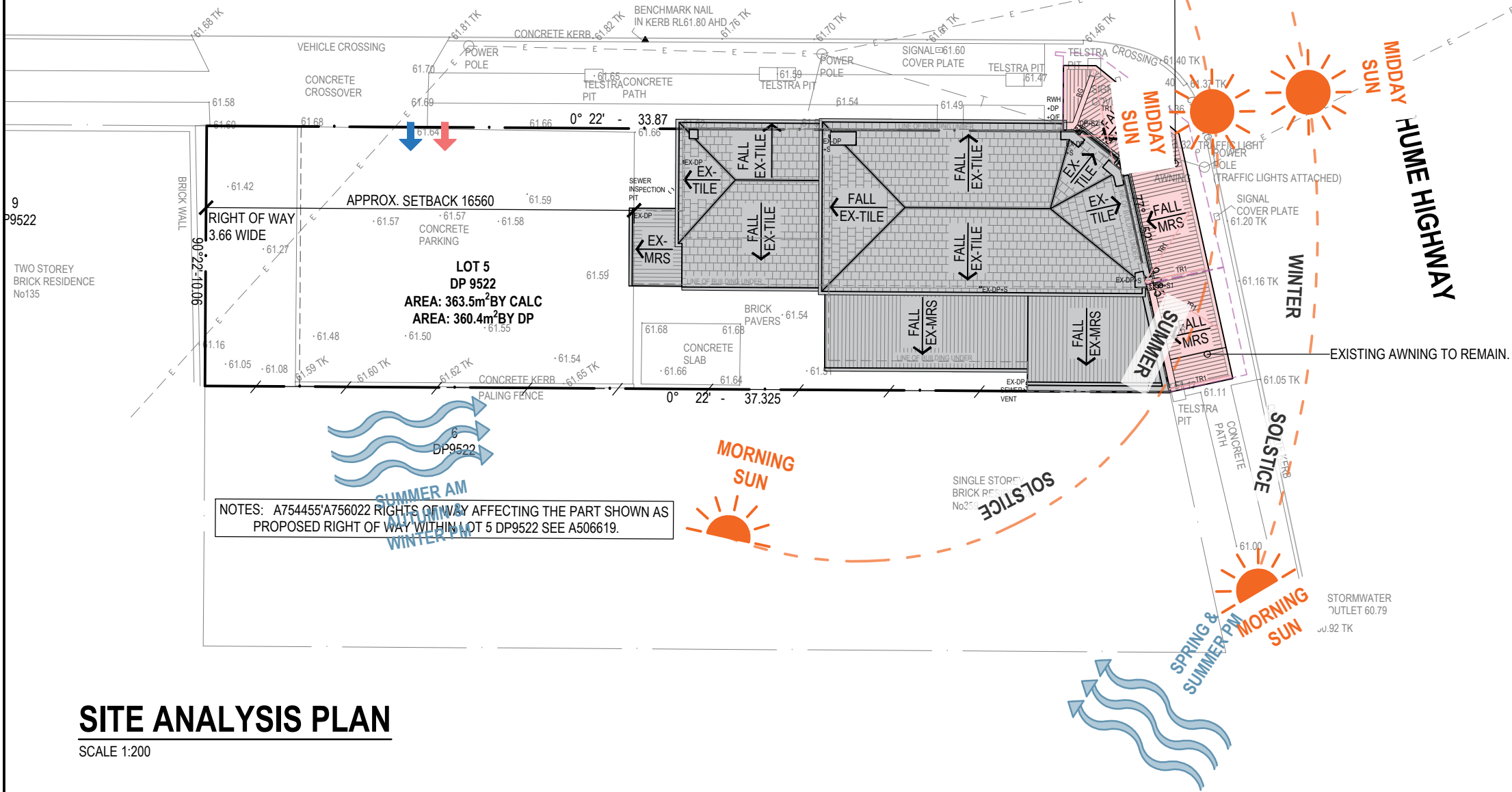
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LEGEND

- EXISTING STRUCTURE TO REMAIN.
- ALLOW TO REPLACE EXISTING METAL ROOF AWNING INCLUDING TIE RODS, FLASHING, BOX GUTTERS, METAL ROOF SHEETING, PURLINS, SOFFIT LINING, ETC. AS PER STRUCTURAL & STORMWATER ENGINEER'S DETAILS AND SPECIFICATIONS.
- OUTLINE OF EXISTING AWNING TO BE DEMOLISHED.
- NEW TIE ROD AND ITS ASSOCIATES AS PER STRUCTURAL ENGINEER SPECIFICATION & DETAILS. SHOW INDICATIVELY ONLY.
- SUN PATH
- PREVAILING WINDS
- EXISTING CARPARK ENTRY
- EXISTING PEDESTRIAN ENTRY

MEREDITH STREET



SITE ANALYSIS PLAN

SCALE 1:200

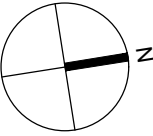
SITE PLAN NOTES

- ALL LOCATIONS OF BUILDINGS SHOWN INDICATIVELY ONLY. CONFIRM ON SITE.
- DO NOT SCALE OF COPIED DRAWINGS. WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE. **CONFIRM DIMENSIONS ON SITE PRIOR TO ORDERING OF MATERIALS.** DIMENSIONS ARE TO FACE OF FINISHED STUD/ MASONRY WALLS.
- ALL MEASUREMENTS & AREAS NOTED ARE APPROXIMATE. ALLOW TO SITE MEASURE ALL.
- BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.
- ALLOW TO PROTECT ALL WATER, DRAINAGE, GAS & ELECTRICAL MAINS SERVICES & ALLOW TO BLANK OFF WHERE REQUIRED & LEAVE READY FOR RECONNECTION.
- SEWER CONNECTION POINTS TO BE VERIFIED WITH LOCAL AUTHORITY PRIOR TO CONSTRUCTION.
- STORMWATER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH AS 3500.3.2.
- ALL DRAINAGE & PLUMBING WORKS MUST BE CARRIED OUT BY A LICENCED PLUMBER/ DRAINER & STRICTLY IN ACCORDANCE WITH "THE STANDARD SEWERAGE BY-LAWS."
- PROVIDE ADEQUATE MEASURES TO CONTROL EROSION & SILT RUNOFF IN ACCORDANCE WITH THE ENVIRONMENT PROTECTION POLICIES OF THE RELEVANT LOCAL AUTHORITIES.

GENERAL NOTES

- NOTE:** THIS SET OF DOCUMENTS IS TO BE READ IN CONJUNCTION WITH STRUCTABILITY SCOPE OF WORKS.
- NOTE:** ANY CHANGES FROM THE EXISTING BUILDING MATERIALS MUST BE APPROVED IN WRITING BY THE INSURED PRIOR TO COMMENCEMENT OF THE RECONSTRUCTION OF THIS BUILDING.
- NOTE:** ALL MATERIALS UTILISED IN THE WORKS ARE TO BE NEW, EQUAL IN QUALITY, COMPATIBLE WITH THE EXISTING AND CURRENTLY COMMERCIALY AVAILABLE. WASTAGE FACTORS ARE TO BE ALLOWED WITHIN THE TENDER ASSOCIATED WITH CUTTING, BREAKAGE, FITTING AND INSTALLATION.

RP:	LOT 5 DP 9522
LOCAL AUTHORITY:	CANTERBURY-BANKSTOWN COUNCIL
LAND ZONING:	R4 - HIGH DENSITY RESIDENTIAL
BUSHFIRE:	N/A
HERITAGE:	SHOP SIGNIFICANCE: LOCAL
FLOOD:	N/A
LAND AREA:	363.5m ² BY CALC. 360.4m ² BY DP



SCALE BAR 1:200



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AMENDMENTS				
REV	DATE	DESCRIPTION	BY	CHK
B1	23.07.2026	ISSUED FOR EMERGENCY ORDER	SG	DM
B2	31.07.2026	REVISED AND RE-ISSUED	SG	DM
B3	10.09.2026	ISSUED FOR DEVELOPMENT APPLICATION	SG	DM

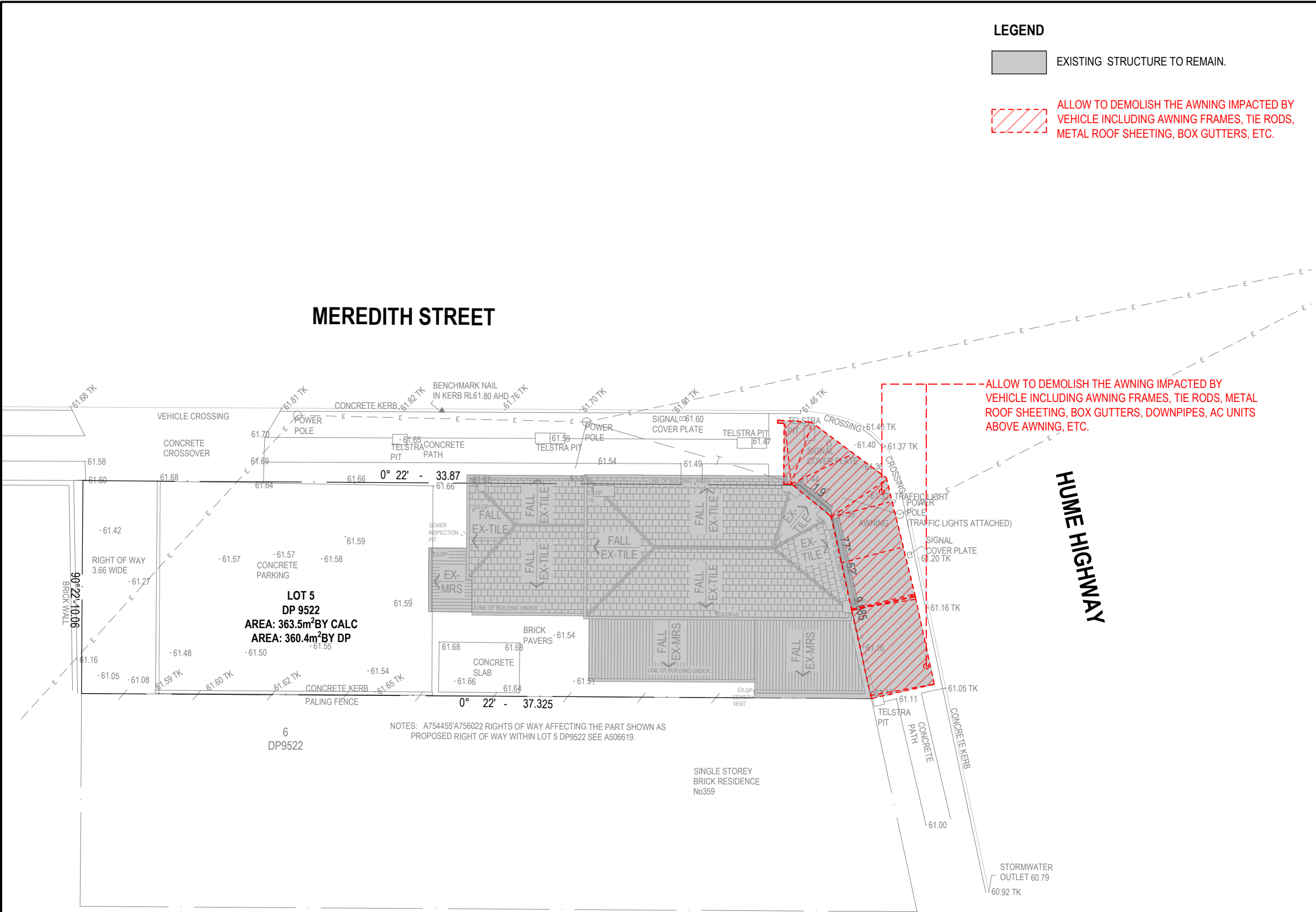
ENGINEERS AUSTRALIA

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DRAWING PROJECT INFO:	SITE ANALYSIS	
	RECTIFICATION WORKS TO VEHICLE IMPACT DAMAGED AWNING AT 3/361 HUME HIGHWAY, BANKSTOWN NSW 2200	
	BUILT BY HAUS #BBH2839	

DEVELOPMENT APPLICATION			
SCALE: AS NOTED	DATE: JUL. 2026		
DRAWN: SG	CHECKED: DM		
APPROVED: DM	SHEET: A3		
PROJECT No: 202607-7400	DWG No: A005	REV: B3	

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DEMOLITION PLAN

SCALE 1:200



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AMENDMENTS				
REV	DATE	DESCRIPTION	BY	CHK
B1	23.07.2026	ISSUED FOR EMERGENCY ORDER	SG	DM
B2	31.07.2026	REVISED AND RE-ISSUED	SG	DM
B3	10.09.2026	ISSUED FOR DEVELOPMENT APPLICATION	SG	DM



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PROJECT INFO:		DEVELOPMENT APPLICATION	
DRAWING: DEMOLITION PLAN		SCALE: AS NOTED	DATE: JUL. 2026
PROJECT INFO: RECTIFICATION WORKS TO VEHICLE IMPACT DAMAGED AWNING AT 3/361 HUME HIGHWAY, BANKSTOWN NSW 2200 BUILT BY HAUS #BBH2839		DRAWN: SG	CHECKED: DM
		APPROVED: DM	SHEET: A3
		PROJECT No: 202607-7400	DWG No: A006
			REV: B3



DEVELOPMENT APPLICATION	
SCALE: AS NOTED	DATE: JUL. 2026
DRAWN: SG	CHECKED: DM
APPROVED: DM	SHEET: A3
PROJECT No: 202607-7400	DWG No: A006
	REV: B3

LEGEND

EXISTING STRUCTURE TO REMAIN.

ALLOW TO DEMOLISH THE AWNING IMPACTED BY VEHICLE INCLUDING AWNING FRAMES, TIE RODS, METAL ROOF SHEETING, BOX GUTTERS, ETC.

ALLOW TO DEMOLISH THE AWNING IMPACTED BY VEHICLE INCLUDING AWNING FRAMES, TIE RODS, METAL ROOF SHEETING, BOX GUTTERS, DOWNPIPES, AC UNITS ABOVE AWNING, ETC.

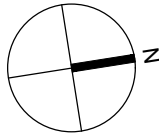
SITE PLAN NOTES

- ALL LOCATIONS OF BUILDINGS SHOWN INDICATIVELY ONLY. CONFIRM ON SITE.
- DO NOT SCALE OF COPIED DRAWINGS. WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE. **CONFIRM DIMENSIONS ON SITE PRIOR TO ORDERING OF MATERIALS.** DIMENSIONS ARE TO FACE OF FINISHED STUD/ MASONRY WALLS.
- ALL MEASUREMENTS & AREAS NOTED ARE APPROXIMATE. ALLOW TO SITE MEASURE ALL.
- BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.
- ALLOW TO PROTECT ALL WATER, DRAINAGE, GAS & ELECTRICAL MAINS SERVICES & ALLOW TO BLANK OFF WHERE REQUIRED & LEAVE READY FOR RECONNECTION.
- SEWER CONNECTION POINTS TO BE VERIFIED WITH LOCAL AUTHORITY PRIOR TO CONSTRUCTION.
- STORMWATER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH AS 3500.3.2.
- ALL DRAINAGE & PLUMBING WORKS MUST BE CARRIED OUT BY A LICENCED PLUMBER/ DRAINER & STRICTLY IN ACCORDANCE WITH "THE STANDARD SEWERAGE BY-LAWS."
- PROVIDE ADEQUATE MEASURES TO CONTROL EROSION & SILT RUNOFF IN ACCORDANCE WITH THE ENVIRONMENT PROTECTION POLICIES OF THE RELEVANT LOCAL AUTHORITIES.

DEMOLITION NOTES

- ALL DEMOLITION WORKS ARE TO BE CARRIED OUT BY AN APPROPRIATELY QUALIFIED PERSONS COMPLYING WITH ALL LOCAL GOVERNMENT & WH&S REGULATIONS. ENSURE AN EFFECTIVE WORK METHOD SAFETY PLAN IS DRAFTED PRIOR TO COMMENCEMENT OF DEMOLITION PHASE.
- ENSURE ALL ELECTRICAL POWER, WATER SUPPLY, GAS SUPPLY & SANITARY DRAINAGE IS APPROPRIATELY DISCONNECTED & CAPPED/SEALED TO PREVENT DAMAGE OR SAFETY RISK.
- REMOVE ALL DEBRIS & DISPOSE OF IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. NO DEBRIS IS TO BE BURIED ON SITE.

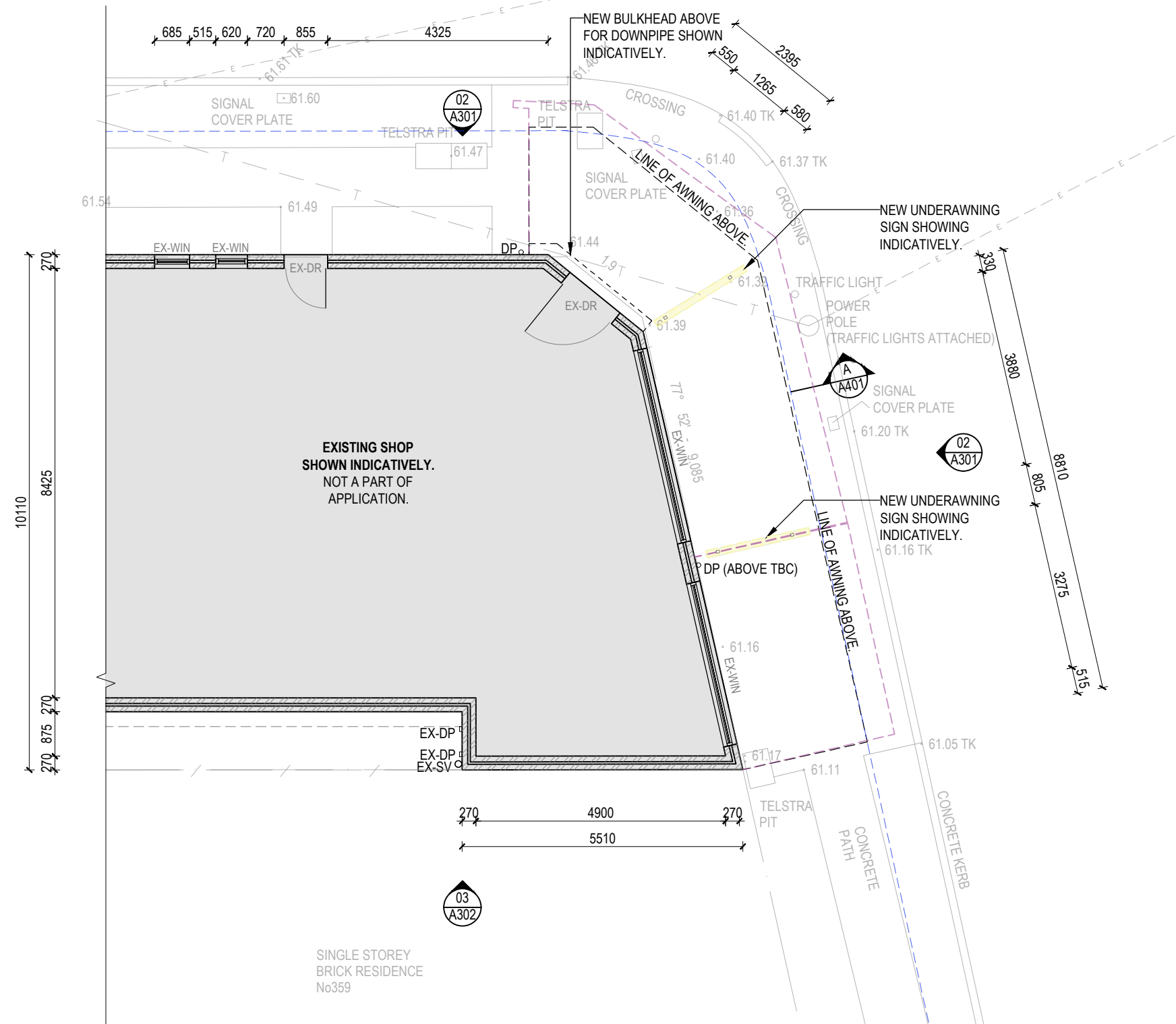
RP:	LOT 5 DP 9522
LOCAL AUTHORITY:	CANTERBURY-BANKSTOWN COUNCIL
LAND ZONING:	R4 - HIGH DENSITY RESIDENTIAL
BUSHFIRE:	N/A
HERITAGE:	SHOP SIGNIFICANCE: LOCAL
FLOOD:	N/A
LAND AREA:	363.5m ² BY CALC. 360.4m ² BY DP



SCALE BAR 1:200

0 2m 6m 10m

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NOTE:

- SHADES IN THE DRAWING ARE INDICATIVE ONLY, TO BE CONFIRM ON SITE.

FLOOR PLAN LEGEND	
DP	NEW DOWNPIPE, REFER TO STORMWATER ENGINEER'S SPECIFICATIONS & DETAILS.
EX-DR	EXISTING DOOR.
EX-WIN	EXISTING WINDOW.

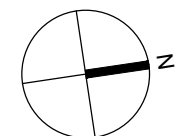
FINISHES SCHEDULE	
EXTERNAL	
WALLS	- EXISTING PAINTED FACE BRICK. - EXISTING CEMENT RENDERED BRICK WALL.
EAVES	- EXISTING EAVES.

FLOOR FINISHES SCHEDULE	
EX-TILE	EXISTING TILE, TO BE RETAINED.

WALL TYPE SCHEDULE	
	EXTG BRICK MASONRY WALL

LEGEND

	EXISTING STRUCTURE TO REMAIN.
	OUTLINE OF EXISTING AWNING TO BE DEMOLISHED.
	OUTLINE OF 900mm OFF THE KERB SHOWN FOR REFERENCE ONLY.
	NEW UNDER AWNING SIGN. SHOWN INDICATIVELY. DESIGN & CERTIFIED BY OTHERS.



SCALE BAR 1:100



GROUND FLOOR PLAN

SCALE 1:100

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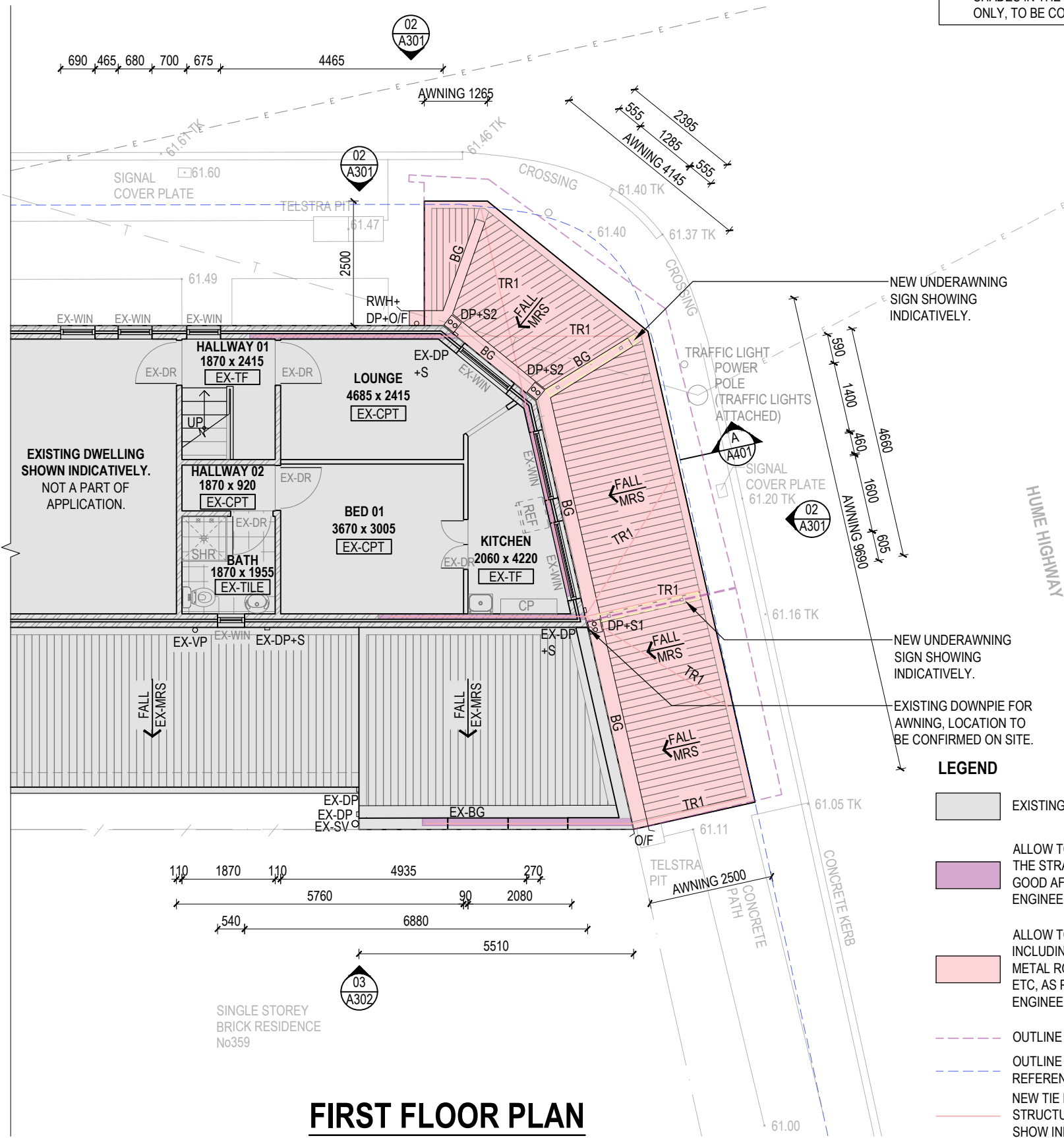
AMENDMENTS				
REV	DATE	DESCRIPTION	BY	CHK
B1	23.07.2026	ISSUED FOR EMERGENCY ORDER	SG	DM
B2	31.07.2026	REVISED AND RE-ISSUED	SG	DM
B3	10.09.2026	ISSUED FOR DEVELOPMENT APPLICATION	SG	DM



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DRAWING:	GROUND FLOOR PLAN		 ACCREDITED BUILDING DESIGNER	DEVELOPMENT APPLICATION		
				SCALE: AS NOTED	DATE: JUL. 2026	
PROJECT INFO:	RECTIFICATION WORKS TO VEHICLE IMPACT DAMAGED AWNING AT 3/361 HUME HIGHWAY, BANKSTOWN NSW 2200 BUILT BY HAUS #BBH2839			DRAWN: SG	CHECKED: DM	
				APPROVED: DM	SHEET: A3	
				PROJECT No: 202607-7400	DWG No: A101	REV: B3

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FIRST FLOOR PLAN

SCALE 1:100

NOTE:

- SHADES IN THE DRAWING ARE INDICATIVE ONLY, TO BE CONFIRM ON SITE.

LEGEND

- EXISTING STRUCTURE TO REMAIN.
- ALLOW TO LOCALLY REPLACE THE BRICK TO FIX THE STRAP OF THE TIE ROD FOR AWNING & MAKE GOOD AFTER WORK, AS PER STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.
- ALLOW TO REPLACE EXISTING METAL ROOF AWNING INCLUDING TIE RODS, FLASHING, BOX GUTTERS, METAL ROOF SHEETING, PURLINS, SOFFIT LINING, ETC, AS PER STRUCTURAL & STORMWATER ENGINEER'S DETAILS AND SPECIFICATIONS.
- OUTLINE OF EXISTING AWNING TO BE DEMOLISHED.
- OUTLINE OF 900mm OFF THE KERB SHOWN FOR REFERENCE ONLY.
- NEW TIE ROD AND ITS ASSOCIATES AS PER STRUCTURAL ENGINEER SPECIFICATION & DETAILS. SHOW INDICATIVELY ONLY.
- NEW UNDER AWNING SIGN. SHOWN INDICATIVELY. DESIGN & CERTIFIED BY OTHERS.

FLOOR PLAN LEGEND	
EX-DR	EXISTING DOOR.
EX-WIN	EXISTING WINDOW.
CP	EXISTING CUPBOARD. ALLOW TO REMOVE & RE-INSTATE AFTER COMPLETION OF WORK.
REF	EXISTING REFRIGERATOR.

FINISHES SCHEDULE	
EXTERNAL	
WALLS	- EXISTING PAINTED FACE BRICK. - EXISTING CEMENT RENDERED BRICK WALL.
EAVES	- EXISTING EAVES.

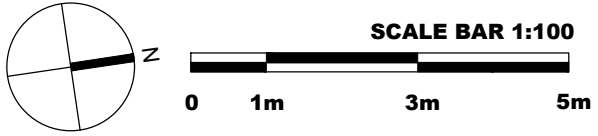
FLOOR FINISHES SCHEDULE	
EX-CPT	EXISTING CARPET.
EX-TF	EXISTING TIMBER FLOORING, TO BE RETAINED.
EX-TILE	EXISTING TILE, TO BE RETAINED.

WALL TYPE SCHEDULE	
	EXTG BRICK MASONRY WALL
	EXTG SINGLE BRICK SKIN WALL.
	EXTG TIMBER FRAMED STUD WALL.

ROOF PLAN LEGEND	
BG	NEW BOX GUTTER, REFER TO STORMWATER ENGINEER'S SPECIFICATIONS & DETAILS.
DP+S1	NEW DOWNPIPE WITH SUMP, REFER TO STORMWATER ENGINEER'S SPECIFICATIONS & DETAILS.
DP+S2	NEW DOWNPIPE WITH SUMP, REFER TO STORMWATER ENGINEER'S SPECIFICATIONS & DETAILS.
EX-BG	EXISTING BOX GUTTER.
EX-DP+S	EXISTING DOWNPIPE WITH SPREDER.
EX-MRS	EXISTING METAL ROOF SHEETING.
EX-SV	EXISTING SEWER VENT.
EX-VP	EXISTING VENT PIPE.
RWT+DP+O/F	NEW RAINWATER HEAD WITH DOWNPIPE AND OVERFLOW WEIR, REFER TO STORMWATER ENGINEER'S SPECIFICATIONS & DETAILS.
TR1	NEW TIE-ROD, REFER TO STRUCTURAL ENGINEER'S SPECIFICATIONS & DETAILS.

GENERAL NOTES:

- ALL ROOF SHEETING & ASSOCIATED CAPPINGS & FLASHINGS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS
- DOWNPIPES TO MANUFACTURER'S SPECIFICATIONS & IN ACCORDANCE WITH NCC 2022 VOL2 H2D6 / IN ACCORDANCE WITH AS 3500.3-2021 (PLUMBING AND DRAINAGE). LOCATIONS SHOWN APPROXIMATELY, BUILDER TO CONFIRM LOCATIONS ON SITE. ALLOW TO CONNECT TO LEGAL POINT OF DISCHARGE.





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REV	DATE	DESCRIPTION	BY	CHK	
B1	23.07.2026	ISSUED FOR EMERGENCY ORDER	SG	DM	
B2	31.07.2026	REVISED AND RE-ISSUED	SG	DM	
B3	10.09.2026	ISSUED FOR DEVELOPMENT APPLICATION	SG	DM	



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AUSTRALIA

CHARTERED

DRAWING

PROJECT INFO

FIRST FLOOR PLAN

RECTIFICATION WORKS TO VEHICLE IMPACT DAMAGED
AWNING AT 3/361 HUME HIGHWAY, BANKSTOWN NSW 2200
BUILT BY HAUS #BBH2839

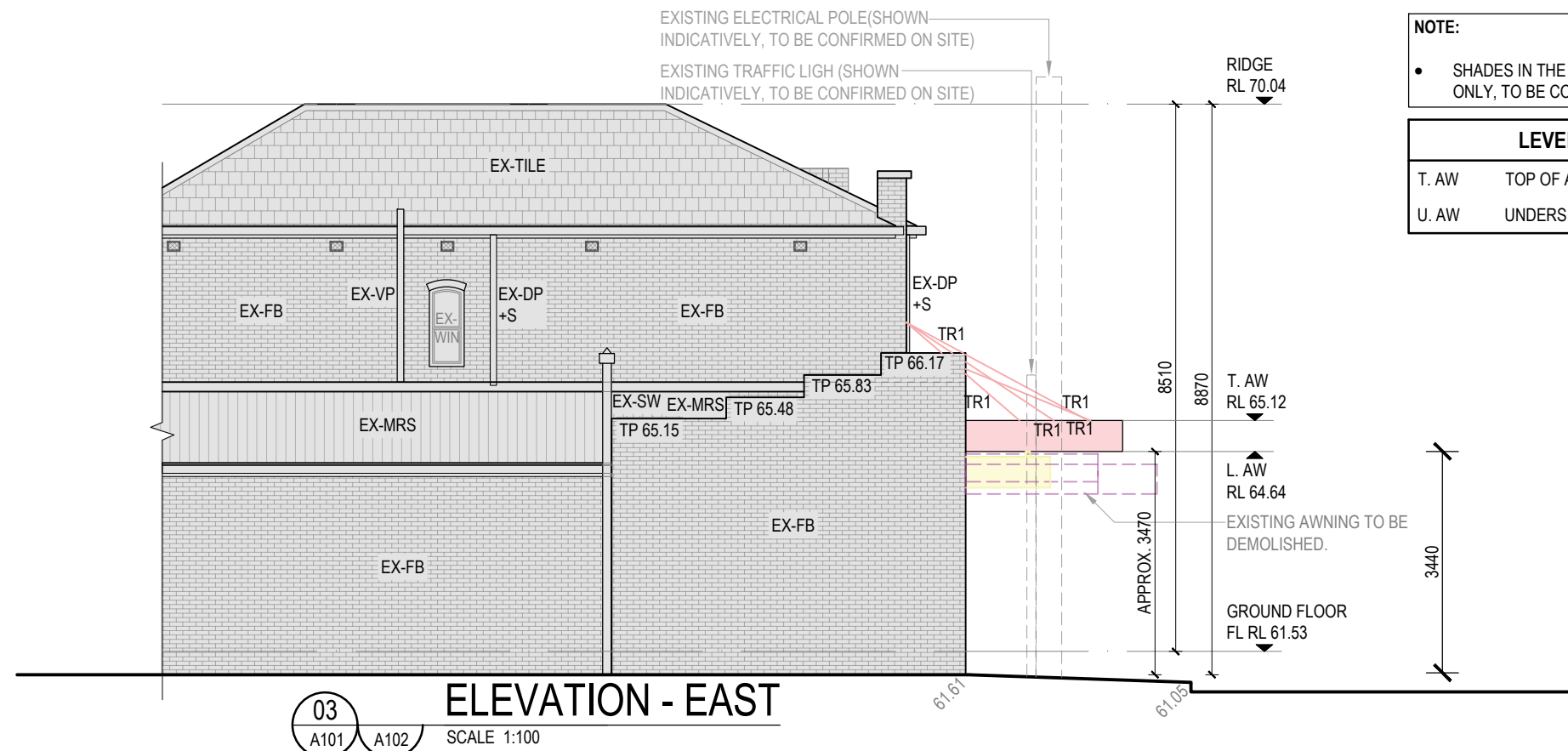


DEVELOPMENT APPLICATION

SCALE: AS NOTED
DRAWN: SG
APPROVED: DM
PROJECT No: 202607-7400

DATE: JUL. 2026
CHECKED: DM
SHEET: A3
DWG No: A102
REV: B3

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NOTE:

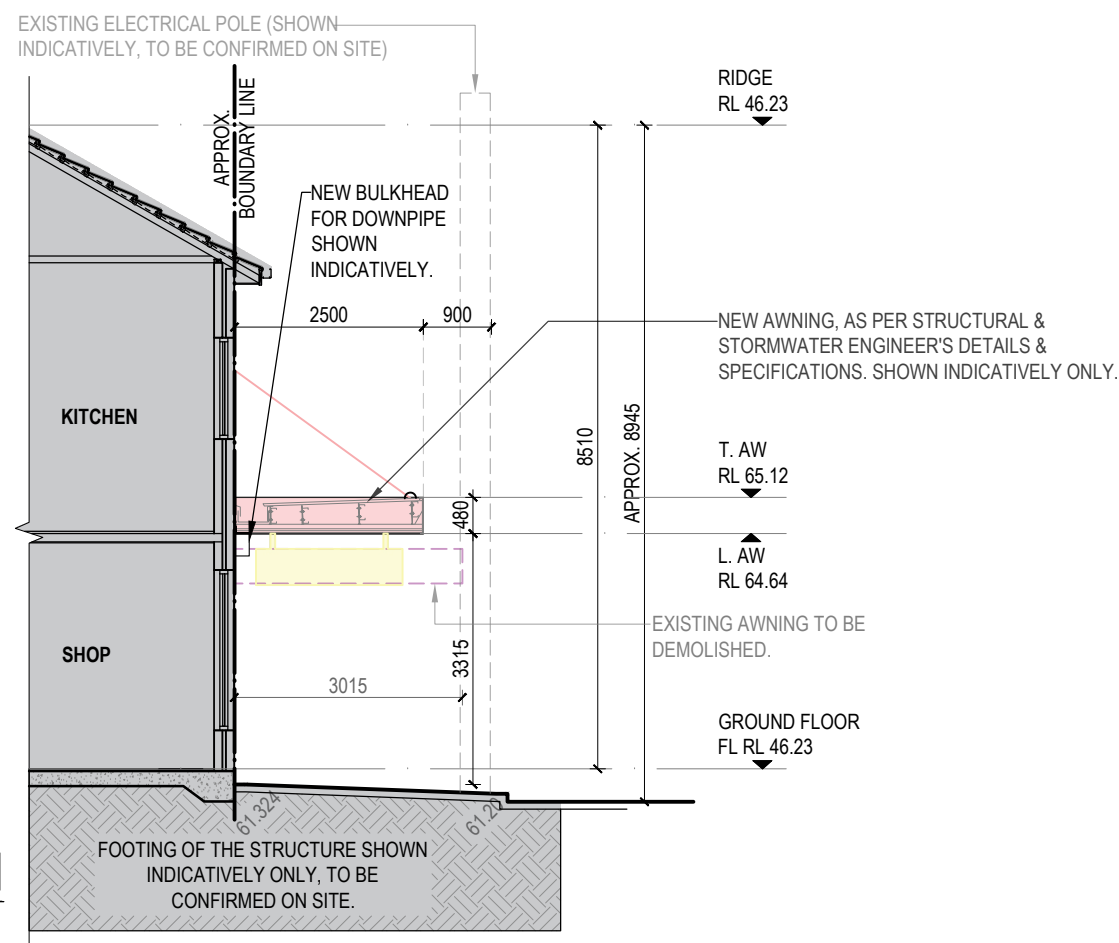
- SHADES IN THE DRAWING ARE INDICATIVE ONLY, TO BE CONFIRM ON SITE.

LEVEL LEGEND	
T. AW	TOP OF AWNING.
U. AW	UNDERSIDE OF AWNING.

ELEVATION LEGEND	
DP	NEW DOWNPIPE, REFER TO STORMWATER ENGINEER'S SPECIFICATIONS & DETAILS.
RWT+DP + O/F	NEW RAINWATER HEAD WITH DOWNPIPE AND OVERFLOW WEIR, REFER TO STORMWATER ENGINEER'S SPECIFICATIONS & DETAILS.
EX-DP+S	EXISTING DOWNPIPE WITH SPREADER.
EX-DP	EXISTING DOWNPIPE WITH SPREADER.
EX-DR	EXISTING DOOR.
EX-FB	EXISTING PAINTED FACE BRICK.
EX-MRS	EXISTING METAL ROOF SHEETING.
EX-SV	EXISTING SEWER VENT.
EX-TILE	EXISTING ROOF TILE.
EX-VP	EXISTING VENT PIPE.
EX-WIN	EXISTING WINDOW.
EX-WB	EXTG WEATHERBOARD CLADDING.
TR1	NEW TIE-ROD, AS PER STRUCTURAL ENGINEER'S DETAILS & SPECIFICATIONS.

LEGEND

	EXISTING STRUCTURE TO REMAIN.
	ALLOW TO REPLACE EXISTING METAL ROOF AWNING INCLUDING TIE RODS, FLASHING, BOX GUTTERS, METAL ROOF SHEETING, PURLINS, SOFFIT LINING, ETC, AS PER STRUCTURAL & STORMWATER ENGINEER'S DETAILS AND SPECIFICATIONS.
	OUTLINE OF EXISTING AWNING TO BE DEMOLISHED.
	NEW TIE ROD AND ITS ASSOCIATES AS PER STRUCTURAL ENGINEER SPECIFICATION & DETAILS. SHOW INDICATIVELY ONLY.
	NEW UNDER AWNING SIGN. SHOWN INDICATIVELY. DESIGN & CERTIFIED BY OTHERS.



AMENDMENTS				
REV	DATE	DESCRIPTION	BY	CHK
B1	23.07.2026	ISSUED FOR EMERGENCY ORDER	SG	DM
B2	31.07.2026	REVISED AND RE-ISSUED	SG	DM
B3	10.09.2026	ISSUED FOR DEVELOPMENT APPLICATION	SG	DM

DRAWING		PROJECT INFO		DEVELOPMENT APPLICATION	
ELEVATION & SECTION		RECTIFICATION WORKS TO VEHICLE IMPACT DAMAGED AWNING AT 3/361 HUME HIGHWAY, BANKSTOWN NSW 2200		SCALE: AS NOTED	DATE: JUL. 2026
PROJECT No: 202607-7400		DWG No: A401		DRAWN: SG	CHECKED: DM
APPROVED: DM		SHEET: A3		PROJECT No: 202607-7400	REV: B3